

**October 15, 2013
Village of Sugar Grove
Regular Board Meeting
6:00 PM**

President Michels opened the meeting at 6:00 PM and asked that Trustee Bohler lead the Pledge. The roll was then called.

Present: Trustee Paluch, Trustee Johnson, Trustee Bohler, Trustee Herron, Trustee Montalto, and Trustee Geary.

Quorum Established.

Also Present:

Administrator Eichelberger, Chief Rollins, Clerk Galbreath, Public Works Director Speciale, Attorney Andersson, Planner Ferencak and Attorney Andersson.

PUBLIC HEARINGS

None

APPOINTMENTS AND PRESENTATIONS

None

PUBLIC COMMENTS ON ITEMS SCHEDULED FOR ACTION

President Michels called for any public comment and hearing, none this portion of the agenda was closed.

Clerk Galbreath asked that the minutes be removed from the consent agenda. The minutes of the October 1, 2013 will be brought forward for approval at the November 5, 2013 meeting.

CONSENT AGENDA

- a. ~~Approval:~~ ~~Minutes October 1, 2013 Meeting~~
- b. Approval: Vouchers
- c. Proclamation: Pro Bono Week
- d. Approval: Albertsons (Jewel-Osco) Tasting Permit
- e. Resolution: Amending Number of Liquor License Classifications
- f. Resolution: Residential Stimulus Program

Trustee Johnson **moved to approve the Consent Agenda.** Trustee Herron seconded the motion. President Michels then called for a roll call vote.

AYE:	Geary	NAY:	None	ABSENT:	None
	Paluch				
	Montalto				
	Herron				
	Johnson				
	Bohler				

Motion Carried.

GENERAL BUSINESS

Approval Acknowledgement and Acceptance of the FY11-12 Comprehensive Annual Finance Report (CAFR)

Tabled

Approval Historical Dig Request – Old Hotel/Veterans Park Sight *STAR

Trustee Geary moved to **Approve a historical dig being performed by Midwest Historical Research Society on the site of the Old Hotel Property, subject to the receipt of a release and indemnification agreement from the Midwest Historical Research Society, covering the Village of Sugar Grove, the Sugar Grove Historical Society and the Sugar Grove Veterans Park Committee, subject to attorney review.** Trustee Herron seconded the motion. Staff explained the request and the reason why items would need to be declared surplus prior to release. The Board asked if the Veterans Park committee had any opposition. It was stated that the only concern they had if something of historical significance was found would it hold up the building of the park. Hearing no further discussion President Michels then called for a roll call vote.

AYE:	Geary	NAY:	None	ABSENT:	None
	Paluch				
	Montalto				
	Herron				
	Johnson				
	Bohler				

Motion Carried.

Discussion Proposed Hardware Store

Mr. Mike Ferencak explained that Dri Bar Holdings, LLC and Dri Bar Ace, LLC, is proposing to develop a hardware store on Lot 10 of Sugar Grove Center, a 2.42 acre lot. A hardware store is a permitted use according to the Sugar Grove Center PUD.

Also proposed are an outdoor sales area, outdoor display areas, and a propane refilling and dispensing tank (1,000 gallon).

Also requested by the applicant is a Major PUD Amendment for changes to the approved preliminary plan (the change from a multi-tenant retail building to a hardware store) and certain deviations from the PUD for this lot. The known deviations at this time include the following:

- Exceeding the maximum lot coverage requirement by about 5%.
- Propane refilling and dispensing tank proposed in the front yard.
- Exceeding the maximum fence height in the front yard (both the fence around the outdoor sales area and the fence around the propane fuel tank exceed 3 feet in height).
- Propane fuel tank not screened by a fence on four sides (only 3 sides).
- Parking requirement not met (parking for 99 vehicles provided, one short of the required 100 spaces).

It was explained that the signs and canopies will be red. With the outdoor sales area canopy red color they essentially match the Ace sign red color therefore the canopies could be considered an extension of the Ace sign. If the canopy is considered an extension of the sign, then the maximum sign area requirement would not be met. There would be:

- a total of 327 square feet of signage on the south elevation, while 145 square feet is allowed.
- a total of 236 square feet of signage on the east elevation, while 147 square feet is allowed.
- a total of 264 square feet of signage on the west elevation, while 147 square feet is allowed.

If the canopies are not considered part of the signage, sign area requirements are met. There are few options

The Village can either:

Grant a variance allowing the deviations.

Determine that the canopies are not part of the signage.

An alternative, which has not been discussed with the petitioner, would be to change the canopy color to black, a neutral color, or deeper color for a more understated look so that the canopy would not be considered part of the sign area and the sign area requirements would be met.

The Board discussed this and determine that they would grant the variance.

Additionally, as designed there will be a 17' wide concrete area on the west side of the building (near the front doors). The 7' closest to the parking spaces will be reserved for pedestrian access. The remainder of the area (10') is shown as a concrete outdoor display area, with three small landscape planters.

The Board may want to consider increasing the landscaped areas up to roughly an even split between landscaping and concrete outdoor display area.

The representatives of Ace addressed the Board and explained their plans for the building. The Board then discussed the proposed project. They asked the front of the building be "broken up" by using large planters that would be planted/filled seasonally to give some curb appeal to the building rather than permanent in the ground plantings. They discussed the propane enclosure and after much discussion and explanation agreed with the applicants plan for the enclosure.

This item will move forward for formal approval at the November 5, 2013 meeting.

NEW BUSINESS

President Michels asked for an update on the drainage project being done at the Park/School property. Director Speciale stated that is completed with exception of a small berm behind the resident at the end of the ball field. The resident has the ability to hook up their up to the storm stubs if they desire.

REPORTS

Trustee Bohler asked how the salt building was coming. Director Speciale stated it is on track. Trustee Geary asked that staff follow up on mowing need by the post office.

UPDATES

Trustee Johnson gave an EDC and Chamber update. Trustee Paluch updated all on Corn Boil.

PRESIDENTS REPORT

President Michels stated that they had a meeting with the Forest Preserve regarding a possible bridge, the slough and the former sportsmen's club. The meeting was very positive.

PUBLIC COMMENTS

None.

CLOSED SESSION

Trustee Bohler **moved to Adjourn to Closed Session to Discuss Personnel, taking no action and to adjourn there from.** Trustee Geary seconded the motion. Hearing no further discussion President Michels then called for a roll call vote.

AYE:	Geary	NAY:	None	ABSENT:	None
	Paluch				
	Montalto				
	Herron				
	Johnson				
	Bohler				

Motion Carried.

Adjournment

Meeting was adjourned at 7:45

Respectfully submitted, Cynthia L Galbreath, Clerk

**October 15, 2013
Village of Sugar Grove
Committee of the Whole**

President Michels opened the meeting and asked that the roll be called.

Present: Trustee Paluch, Trustee Johnson, Trustee Bohler, Trustee Montalto, and Trustee Geary.

Quorum Established.

Also Present:

Administrator Eichelberger, Chief Rollins, Clerk Galbreath, Public Works Director Speciale, Attorney Andersson, Community Development Director Young, Streets and Properties Supervisor Payton.

Discussion: Annexation Agreement for Property at 88 & 47

President Michels stated that as the Village is putting a lot of time, effort, and funds into achieving a full interchange at 88/47 it would be in the Village's best interest to annex the land. Administrator Eichelberger said that while typically the Village would not entertain an annexation prior to having a plan in place, this area will come in with an A-1 (agriculture zoning) and contain clauses that allow the Village and Crown an "out" for disconnection if needed. This item will be placed on the next agenda for approval.

Discussion: Letter of Intent (LOI) with IDOT for 88 & 47 Interchange Improvements

Public Works Director Speciale explained the need for the Letter of Intent (LOI) with the state. The LOI outlines the terms, condition and areas of responsibility for the project. The LOI is non-binding and does not bind the Village monetarily.

Trustee Geary asked if any portion of Rt. 47 would be widened, President Michels stated that the project should be engineering to the 2040 Transportation Plan.

This item will be placed on the next agenda for approval.

Discussion: Intergovernmental Agreement (IGA) with IDOT for 88 & 47 Interchange Improvements

Public Works Director Speciale explained the need for the Intergovernmental Agreement with IDOT. This IGA will allow cost participation from IDOT towards the improvement and allow the engineering for Phase I to begin. This item will be placed on the next agenda for approval.

Meeting adjourned at 8:05 p.m.

Respectfully Submitted, Cynthia L. Galbreath, Village Clerk